

Washington County, TN

County · TN · Tennessee

BALANCED MARKET

\$287K

MEDIAN SALE PRICE

-14.4%

1-YR CHANGE

2,410

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



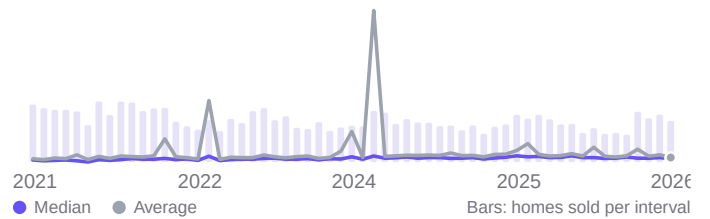
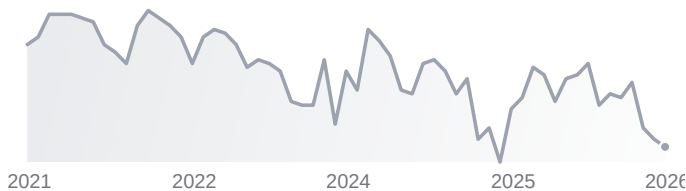
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$275K · Average \$303K

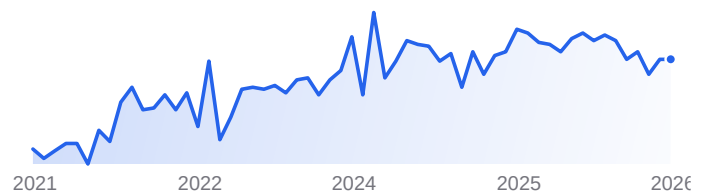
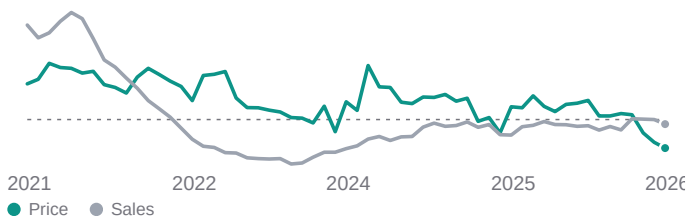


Growth (year over year)

Price -14.4% · Sales -2.3%

Price per square foot

\$192/ft²

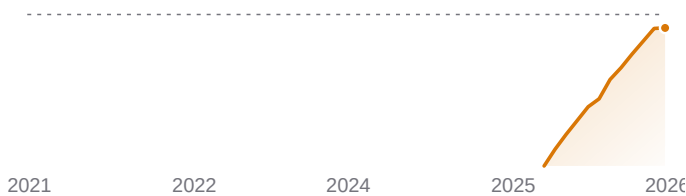


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

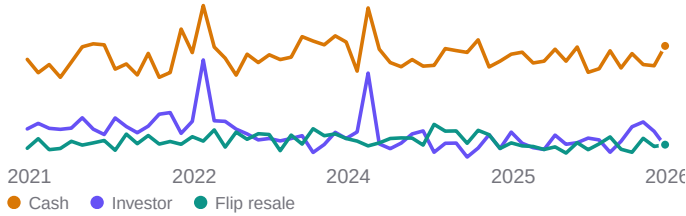
4.6%



BUYERS & OUTCOMES

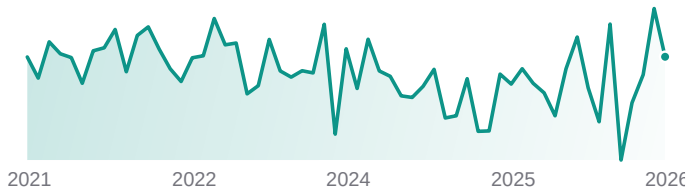
Buyer mix

Cash 41% · Investor 7.2% · Flip resale 7.7%



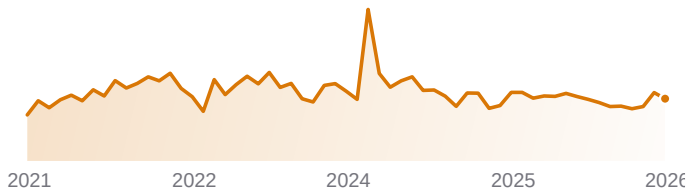
Sellers who sold at a gain

93%

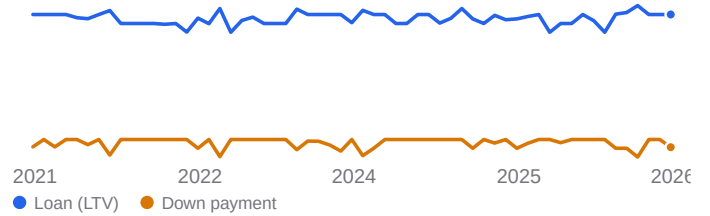


Median annualized return at resale

+6.8%

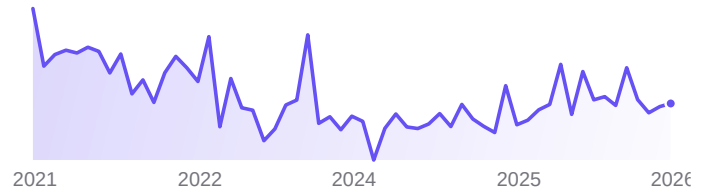


Financing (share of purchase price) Loan (LTV) 90% · Down payment 16%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	52,952
Median value (AVM)	\$326K
Median size	1,470 ft²
Median bedrooms	1
Median year built	1987
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	13%
Median loan-to-value	35%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	140,813
Density	431 / mi²
Median household income	\$61K
Average household income	\$85K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	116
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	15.3%
Unemployment	1.0%
Average temp	56°F
Annual precip	45 in
Sunshine	53%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.